

PLAN SUBMITTAL REQUIREMENTS

1. Plans must be accurately drawn to scale (1 inch = 20 feet) with the North arrow shown. Large parcels must also show the entire property in a larger scale with the building site location shown.
2. Provide the owner/applicant name, property address and assessor's parcel number of the lot.
3. The location of soils test pits and percolation test holes required by this Department must be shown. The stabilized percolation rate for each percolation test hole, including failed test holes, and any soil logs or soil description for the test pit(s) must be included on the plan.
4. Show accurate contours drawn at 2-foot intervals. If the ground slope is less than 10%, the slope may simply be stated and the direction of slope indicated by arrow(s). However, if a grid system is proposed on slopes less than 5%, contours are required.
5. On slopes of 5% or greater, the use of a popover system is required.
6. Show the proposed septic tank and drainfield (including any required expansion area) drawn accurately to contour, in conformance with all requirements of Bulletin A.
7. Show all existing septic tanks and drainfields and any designated drainfield expansion areas.
8. Show the proper septic tank for the proposed house.
9. Show the proper drainfield size as required for the proposed house.
10. Show the proper drainline separation.
11. Show existing or proposed easements or rights-of-way. The County Planning Department may require additional road easement dedications to approve land use applications.
12. Accurately locate, to scale, all existing and proposed buildings, driveways, roads, walkways, patios, decks, paved areas, swimming pools, retaining walls, etc.
13. Locate all existing and proposed wells and springs within 100 feet of the property line.
14. Identify the water source (private well, shared well, public water system, etc.).
15. Locate existing and proposed water service lines, gas lines, or underground utility cables.
16. Show all drainage ditches, culverts, swales, creeks, cut banks and steep banks within 100 feet of the proposed septic system and property line.
17. Show all applicable setbacks (from cuts, creeks, wells, drainage features, large trees, etc.) on septic plans.
18. Locate and identify all trees in drainfield area. Note any trees that will be removed. For oak trees, indicate the drip zone.
19. The septic design shows an effluent pump system which must be an engineered design by a state registered Civil Engineer or Environmental Health Specialist. Provide complete pump system plans and specifications.
20. The slope in the drainfield area may not exceed 20%. For drainfields designed in slopes greater than 20% but less than 50%: a) A state registered Civil Engineer, Certified Engineering Geologist or Environmental Health Specialist must prepare and wet-stamp the plans. Cross sections(s) through all drainfield(s) must be shown. b) A geotechnical report must address the specific engineered plan. Demonstrate and state that the septic system will not permit sewage effluent to surface, degrade water quality, affect soil stability, present a threat to the public health or safety, or create a public nuisance.
21. In the South County area, drainfields are not allowed in slopes greater than 30%. A variance may be granted by Region 3 of the California Regional Water Quality Control Board. Approval by this Department is required prior to referral to the Board for their review.
22. Septic systems are prohibited in slopes greater than 50%.
23. The septic system plan must be submitted on a grading and drainage plan. Drainage may not be concentrated in or directly upslope from the drainfield or drainfield expansion area.
24. Provide a copy of the existing and/or proposed floor plans.
25. For septic system design approval and wet-stamping by the district land use specialist, submit 4 copies of the plans. If no septic permit will be issued, submit 3 copies. Submit 1 additional copy for well clearance, if required.